



# MULTI-TENANT MEDICAL OFFICE BUILDING NEAR OLOL

5330 DIJON DRIVE BATON ROUGE, LA 70808



OFFERED: FOR SALE

**SALE PRICE: \$748,980 (\$135/SF)**

**2,774 - 5,548 SF**

- 5,548 SF building on 0.49 acre lot
- Priced below the average sale price per SF of comparable buildings in the submarket
- Located in medical corridor near Our Lady of The Lake Hospital
- Recently renovated

**CONTACT:**

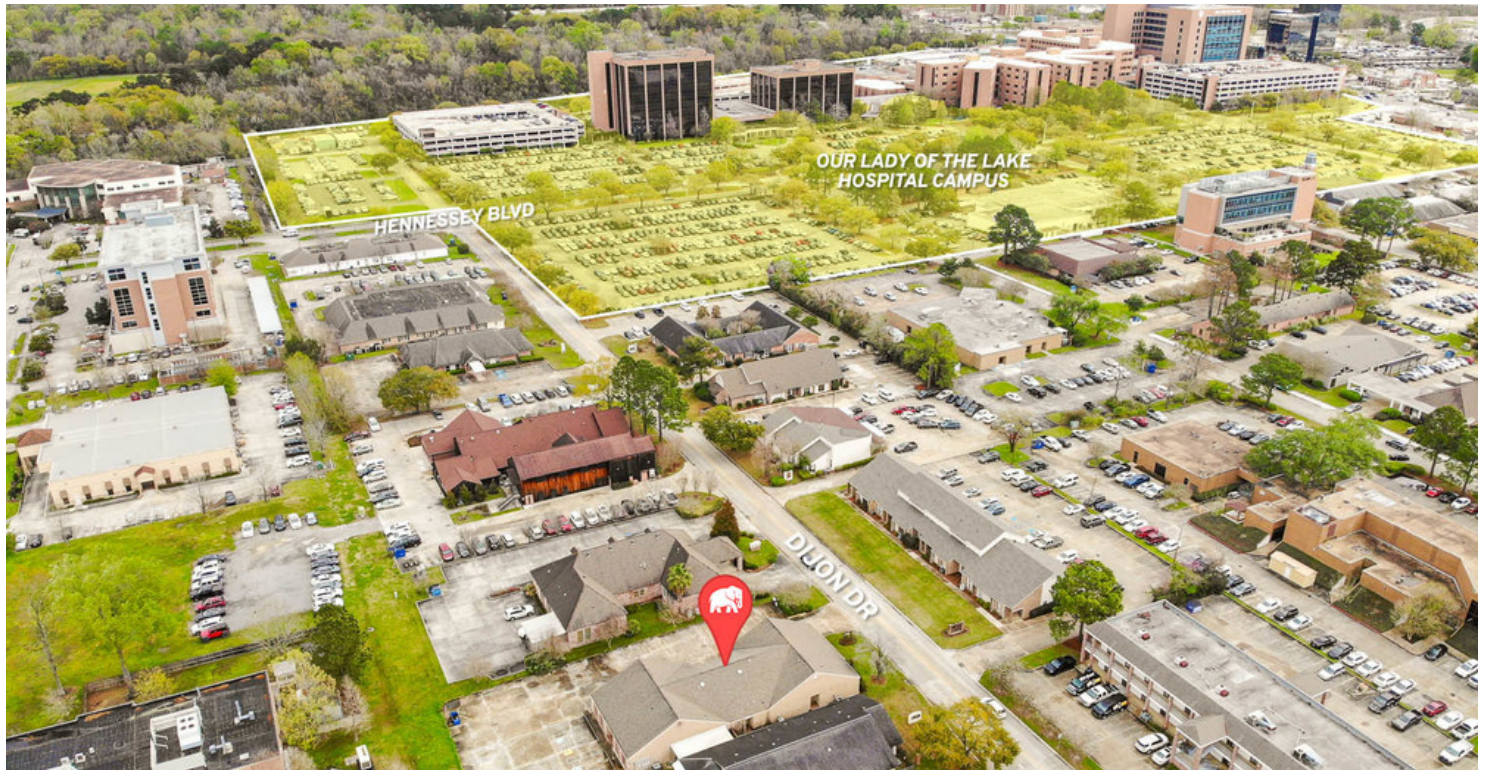
GEORGE BONVILLAIN, J.D.    MATHEW LABORDE  
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800.895.9329 | elifinrealty.com | December 2020  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- This medical office building is ±5,548 SF and sits on a 0.49 acre lot between Our Lady of The Lake Hospital and Perkins Road in the dense medical corridor along Essen Lane.
- Just a short drive (1 mile) from I-10, and surrounded by doctor's offices and medical clinics, the property would be perfect for an owner occupier or an investor.
- The building is ready for immediate occupancy. The front half of the building has fresh flooring and paint.
- The property features a large parking lot and easy access in the front, side, and rear for clients and patients.

## LOCATION SUMMARY

- The medical corridor between Essen Lane and Perkins Road is dominated by Our Lady of The Lake Hospital and a wide range of medical clinics, doctor's offices, and other medical system operations such as Baton Rouge Clinic and Bone and Joint Clinic.
- Pennington Biomedical Research Center is just 0.5 miles down Perkins Road and the entire area is sprinkled with other businesses and retailers.
- Across Essen Lane, but still in the Baton Rouge Health District, is the brand new OLOL Children's Hospital, Baton Rouge General Hospital, and another large grouping of medical offices.

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# BATON ROUGE HEALTH DISTRICT

## BATON ROUGE HEALTH DISTRICT

The Health District core is located in South Baton Rouge to the south of Interstate 10 and centered around three large healthcare anchors: Baton Rouge General, Our Lady of the Lake, and Pennington Biomedical Research Center.

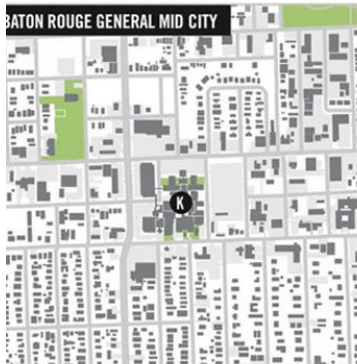
### CORE DISTRICT

(from west to east):

- A. Pennington Biomedical Research Center (PBRC)
- B. Baton Rouge Clinic
- C. LSU Medical Education and Innovation Center
- D. Our Lady of the Lake (LOL) College
- E. Our Lady of the Lake Regional Medical Center (LOL RMC)
- F. Mary Bird Perkins Cancer Center
- G. OLOL Children's Hospital (planned)
- H. Baton Rouge General Regional Medical Center, Bluebonnet Campus
- I. Ochsner Medical Center - Summa/Bluebonnet
- J. BlueCross BlueShield of Louisiana

Additionally, several significant Baton Rouge healthcare institutions are participating in collaborative programs for the Health District:

- K. Baton Rouge General, Mid City
- L. Woman's Hospital
- M. Ochsner Medical Center — Baton Rouge
- N. LSU Health Baton Rouge — North Clinic



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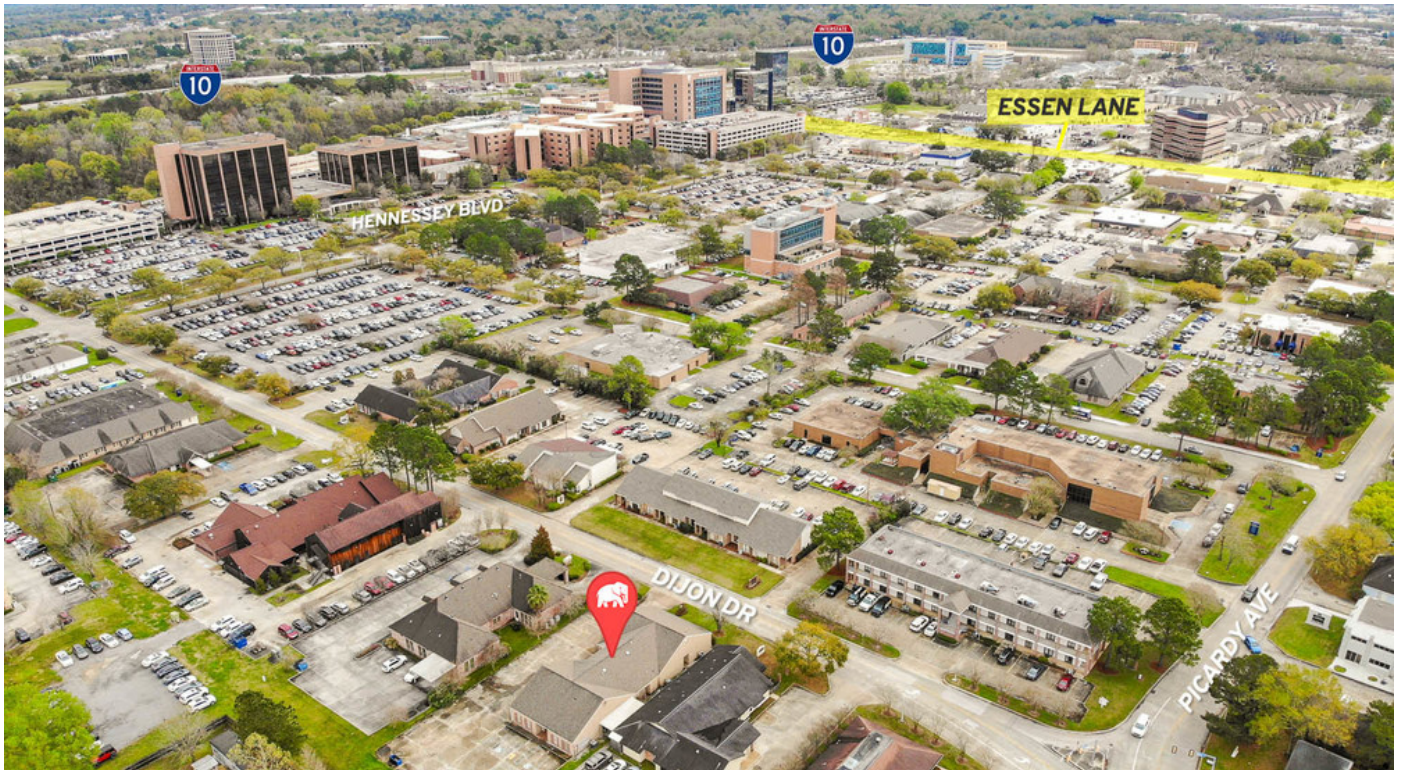
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# AERIAL PHOTOS



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# INTERIOR PHOTOS - VACANT SUITE



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# INTERIOR PHOTOS - OCCUPIED SUITE



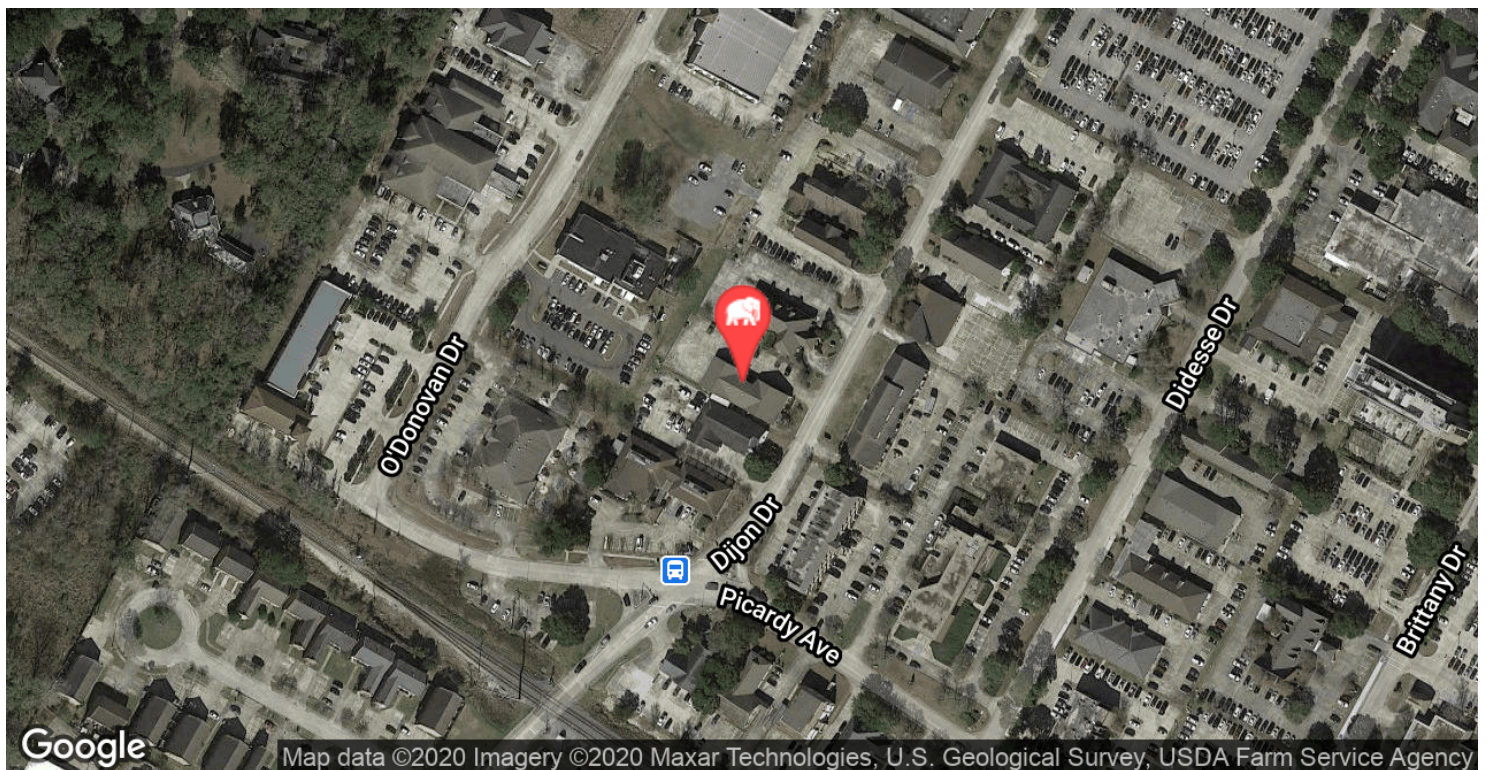
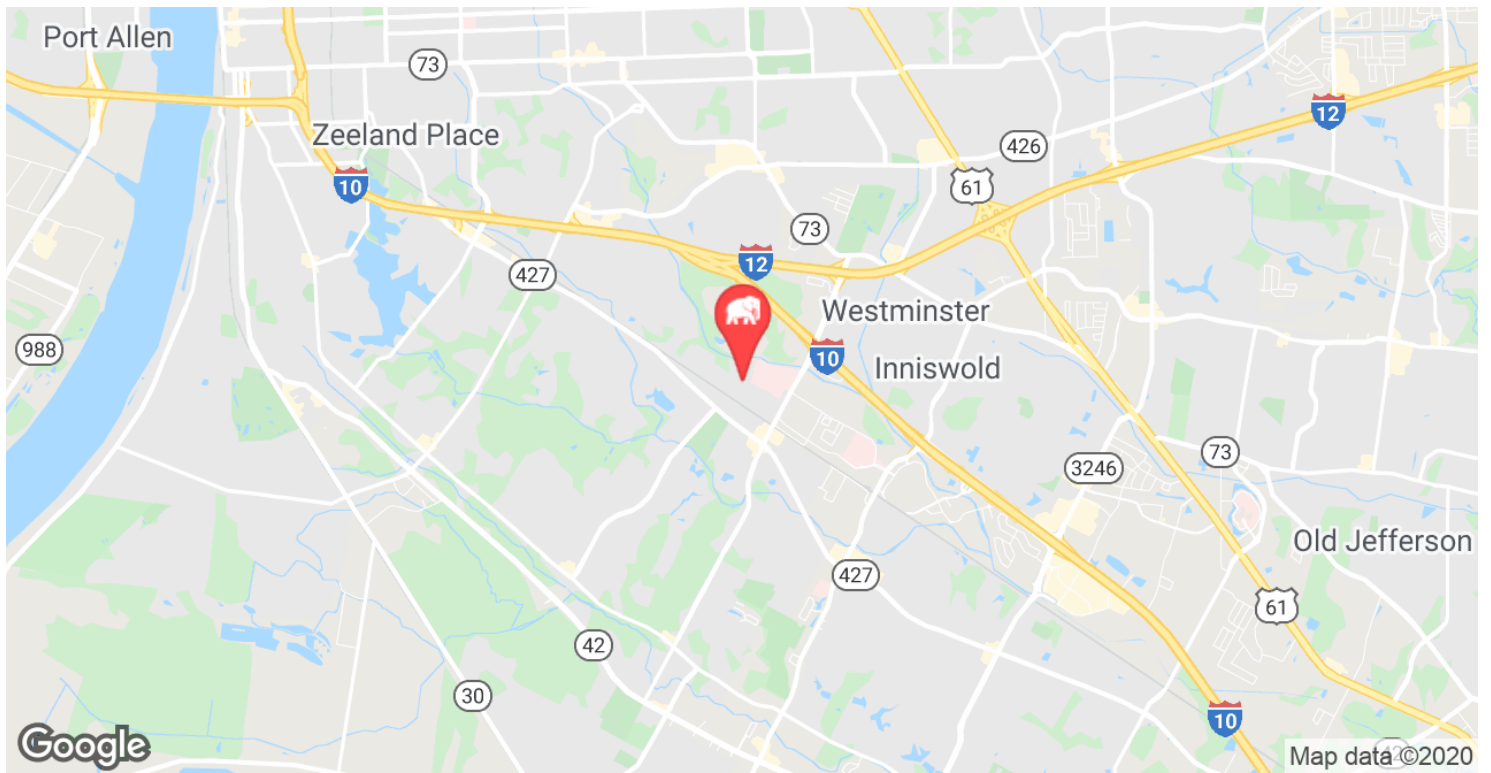
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# LOCATION MAPS



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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	5330 Dijon Drive
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-market	Essen / Bluebonnet
Side Of The Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	LA-427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Lot Size	0.49 Acres
Property Type	Office / Medical
Property Subtype	Office Building
APN #	3005240
Lot Frontage	100 ft
Lot Depth	215.28 ft

## BUILDING INFORMATION

Total Building SF	5,548
Tenancy	Multiple
Year Last Renovated	2019
Free Standing	Yes
Number Of Buildings	1

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# SALE COMPARABLES

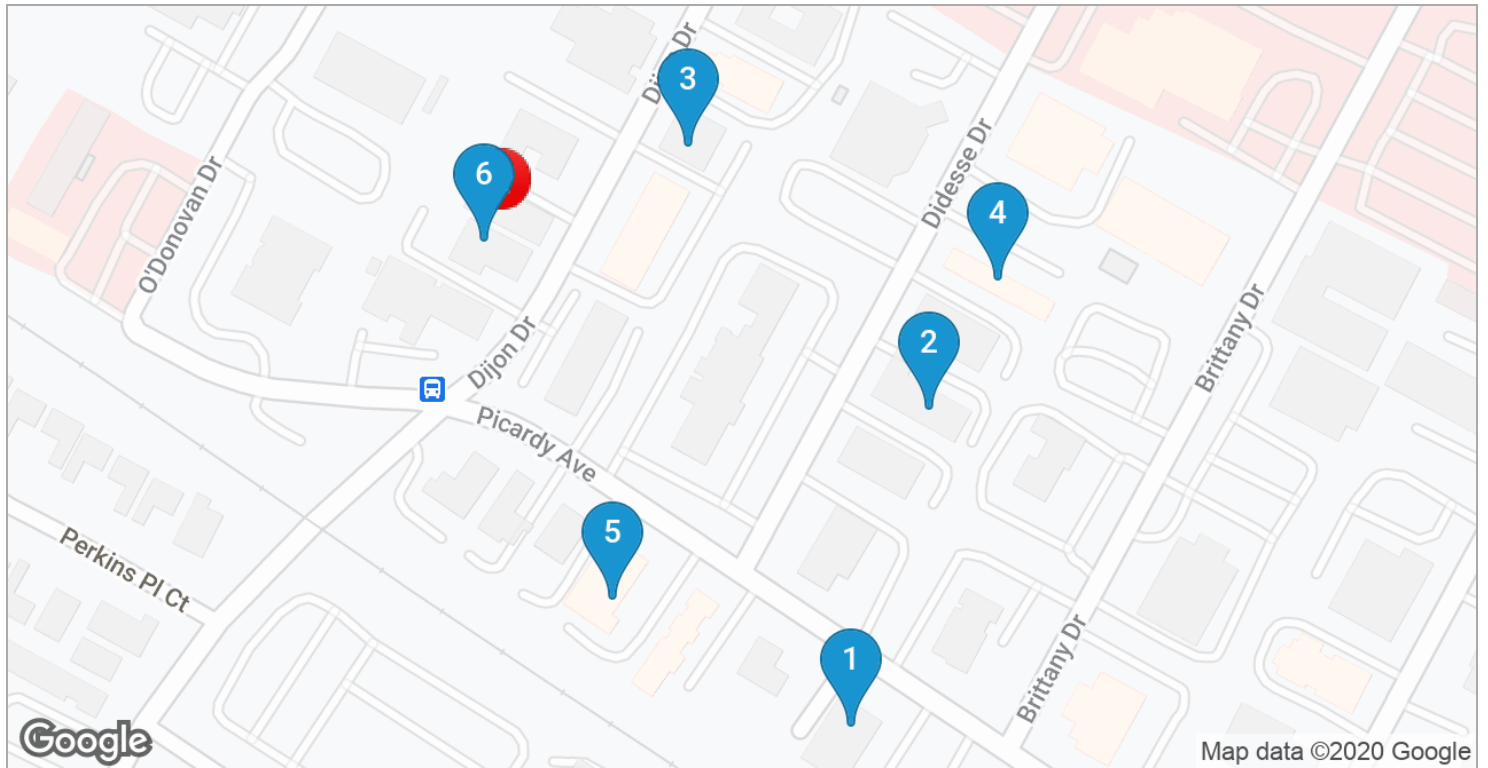
	SUBJECT PROPERTY	TYPE	PRICE	SIZE (SF)	PRICE/SF	
	 <p><b>Multi-Tenant Medical Office Building Near OLOL</b> 5330 Dijon Drive Baton Rouge, LA 70808</p>	Office	\$748,980	5,548 SF	\$135.00	
	PROPERTY	TYPE	PRICE	SIZE (SF)	PRICE/SF	SALE DATE
	 <p><b>7566 Picardy Ave</b> Baton Rouge, LA 70808</p>	Office	\$1,325,000	7,493 SF	\$176.83	07/02/2019
	 <p><b>5339 Didesse Dr</b> 5339 Didesse Dr Baton Rouge, LA 70808</p>	Office	\$937,500	5,345 SF	\$175.40	06/26/2019
	 <p><b>5311 Dijon</b> 5311 Dijon Baton Rouge, LA 70809</p>	Office	\$615,000	4,925 SF	\$124.87	01/29/2019
	 <p><b>5319 Didesse Dr</b> 5319 Didesse Dr Baton Rouge, LA 70805</p>	Office	\$768,133	5,000 SF	\$153.63	01/02/2018
	 <p><b>7444 Picardy Ave</b> 7444 Picardy Ave Baton Rouge, LA 70808</p>	Office	\$1,500,000	9,067 SF	\$165.44	06/09/2017
	 <p><b>5412 Dijon Dr</b> 5412 Dijon Dr Baton Rouge, LA 70808</p>	Office	\$650,000	4,425 SF	\$146.89	07/27/2015

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# SALE COMPS MAP



 **SUBJECT PROPERTY**  
5330 Dijon Drive | Baton Rouge, LA 70808



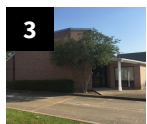
## 7566 PICARDY AVE

Baton Rouge, LA  
70808



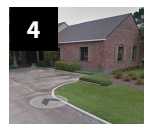
## 5339 DIDESSE DR

5339 Didesse Dr  
Baton Rouge, LA 70808



## 5311 DIJON

5311 Dijon  
Baton Rouge, LA 70809



## 5319 DIDESSE DR

5319 Didesse Dr  
Baton Rouge, LA 70805



## 7444 PICARDY AVE

7444 Picardy Ave  
Baton Rouge, LA 70808



## 5412 DIJON DR

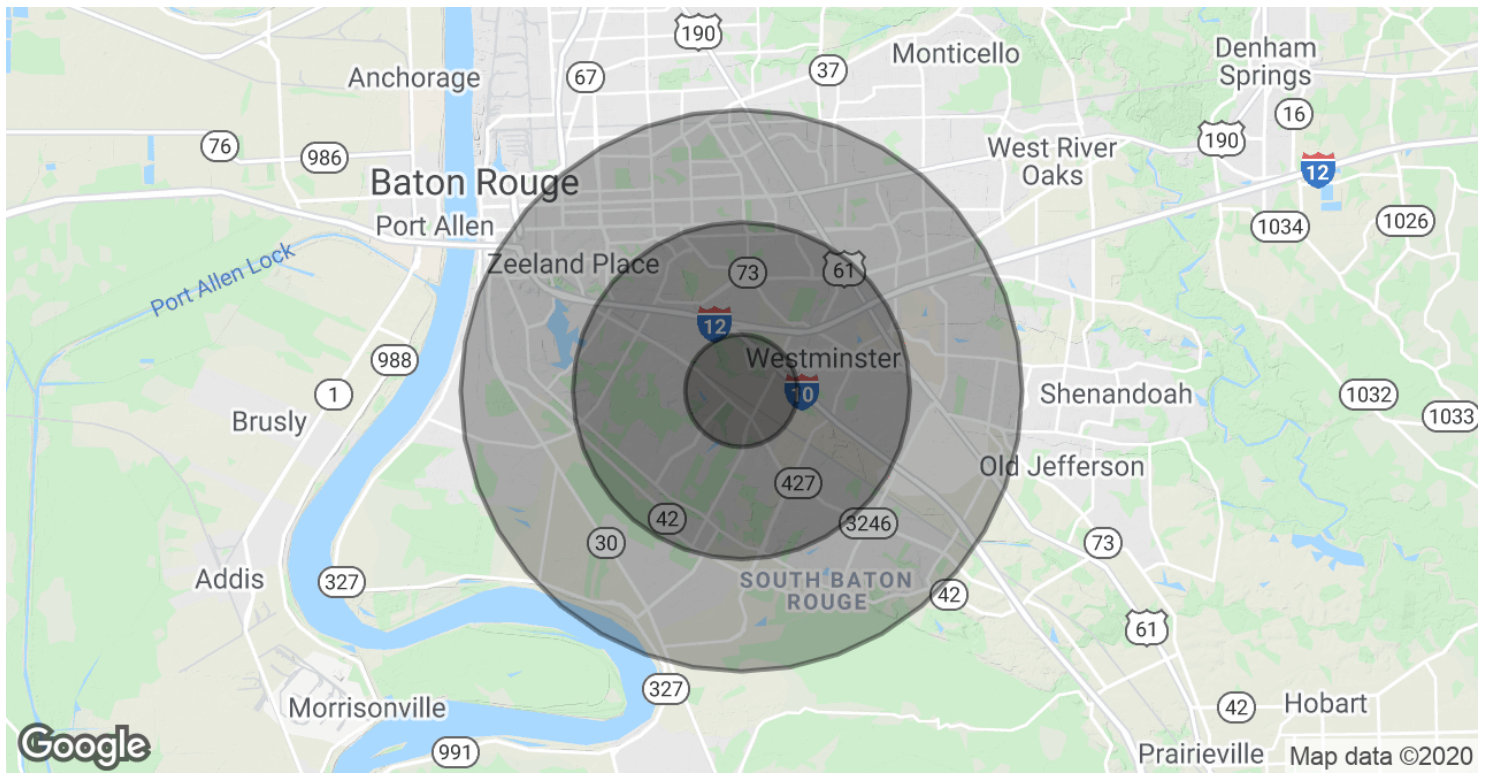
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,932	60,560	182,689
Average age	36.6	38.4	34.6
Average age (Male)	32.5	34.9	32.5
Average age (Female)	39.8	41.6	36.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,709	26,820	75,224
# of persons per HH	2.2	2.3	2.4
Average HH income	\$95,112	\$89,275	\$74,466
Average house value	\$352,767	\$312,986	\$274,751

\* Demographic data derived from 2010 US Census

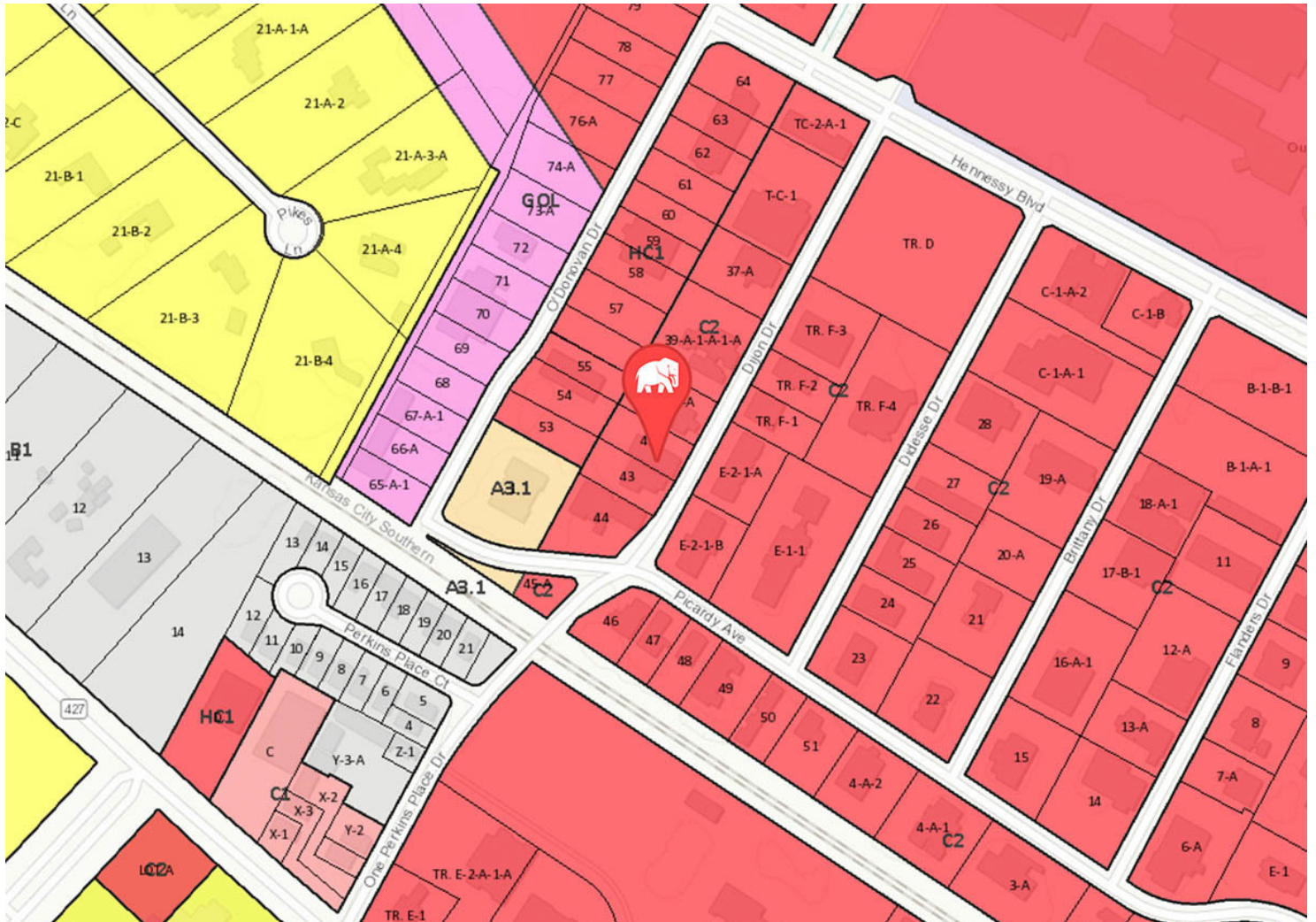
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# ZONING MAP



## LIGHT COMMERCIAL (C2)

The purpose of this district is to permit retail commercial uses serving the surrounding region. Rezoning of properties to C2 will not be permitted after July 21, 1999.

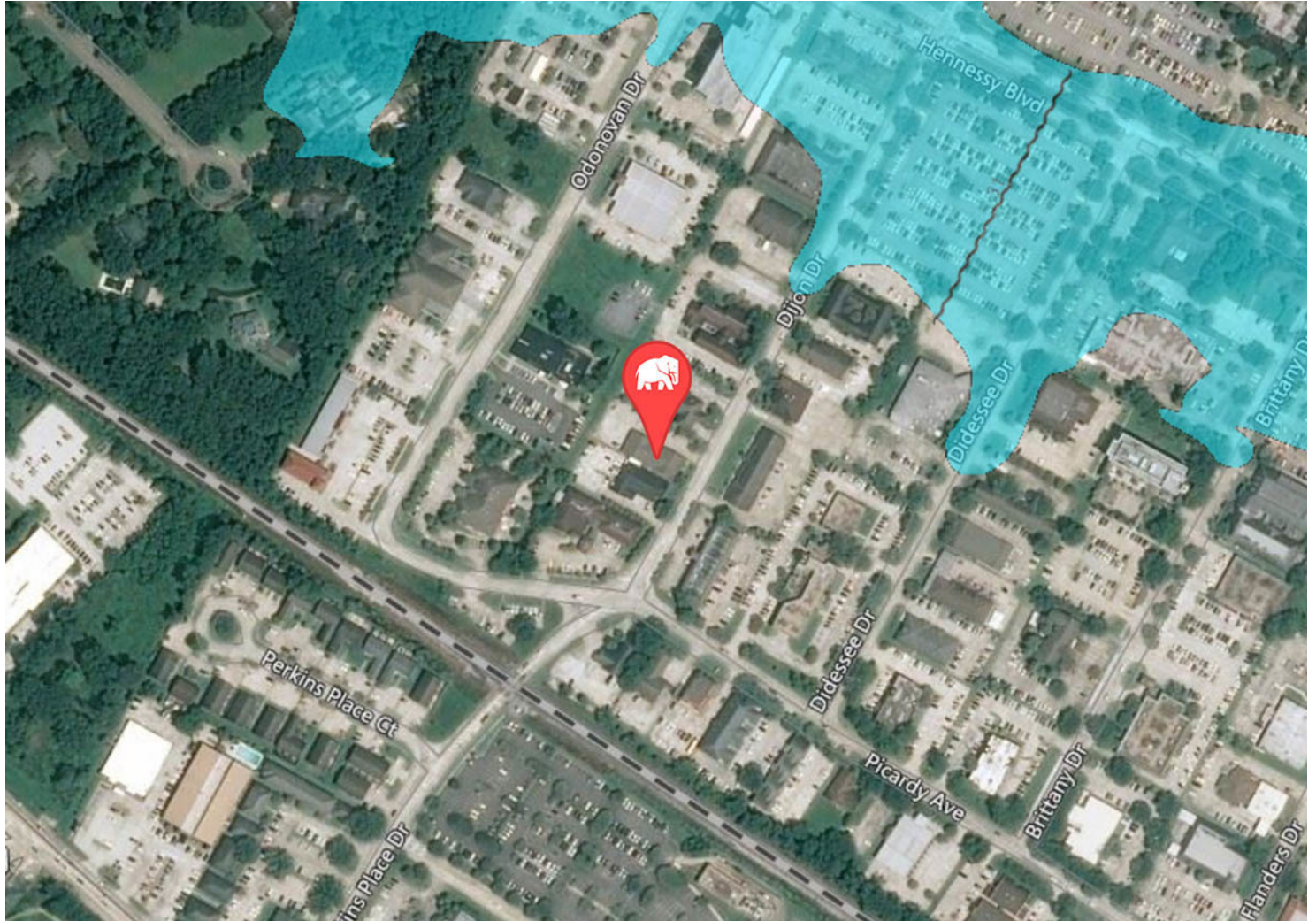
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## FLOOD ZONE X

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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